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E. Conway  
File No: SPA17-031

<b>TO:</b>	<b>CHAIR AND MEMBERS – PLANNING &amp; ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>GEORGE KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES &amp; CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: 2376563 ONTARIO INC. c/o ZELINKA PRIAMO LTD. 447 OLD WONDERLAND ROAD PUBLIC SITE PLAN MEETING NOVEMBER 20, 2017</b>

<b>RECOMMENDATION</b>
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That on the recommendation of the Manager, Development Planning, the following actions **BE TAKEN** with respect to the site plan control approval application relating to the property located at 447 Old Wonderland Road (proposed address of 555 Teeple Terrace):

- a) the Planning & Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application for Site Plan Approval to permit the construction of a two storey medical office at the north east corner of Wonderland Road South and Teeple Terrace; and
- b) Council **ADVISE** the Approval Authority of any issues they may have with respect to the Site Plan Control application, and whether they support the Site Plan application.

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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The purpose of this application is to obtain Site Plan Control Approval to permit a two storey medical office. As a result of a Council resolution on the matter of an information report regarding the Ontario Municipal Board decision permitting the Zoning By-law amendment for the subject development, the Site Plan Control application is to be heard at a public meeting of the Planning and Environment Committee.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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**File Z-8228 - June 15, 2015;** Report to the Planning and Environment Committee regarding Ontario Municipal Board (PL140366) decision and confirmation of public meeting requirement.

**File Z-8228 – April 16, 2014;** applicant appealed to the Ontario Municipal Board (“OMB”) on the basis of non-decision by Council in 120-days.






**File Z-8228 – March 24, 2014;** Report to the Planning and Environment Committee recommended approval of the above-noted Zoning By-law amendment. City Council referred the application back to Staff to consider the following.

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**File No: SPA17-031**

**LOCATION MAP**



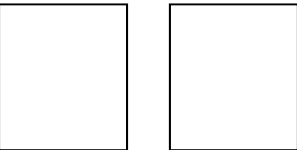
<p><b>LOCATION MAP</b></p> <p>Subject Site: 447 Old Wonderland Road File Number: SPA17-031 Planner: Eric L Conway Created By: Ania Serrano Date: 2017-05-09 Scale: 1:5000</p>	<p><b>LEGEND</b></p> <ul style="list-style-type: none"><li> Subject Site</li><li> Parks</li><li> Assessment Parcels</li><li> Buildings</li><li> Address Numbers</li></ul>
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Corporation of the City of London  
Prepared By: Planning and Development

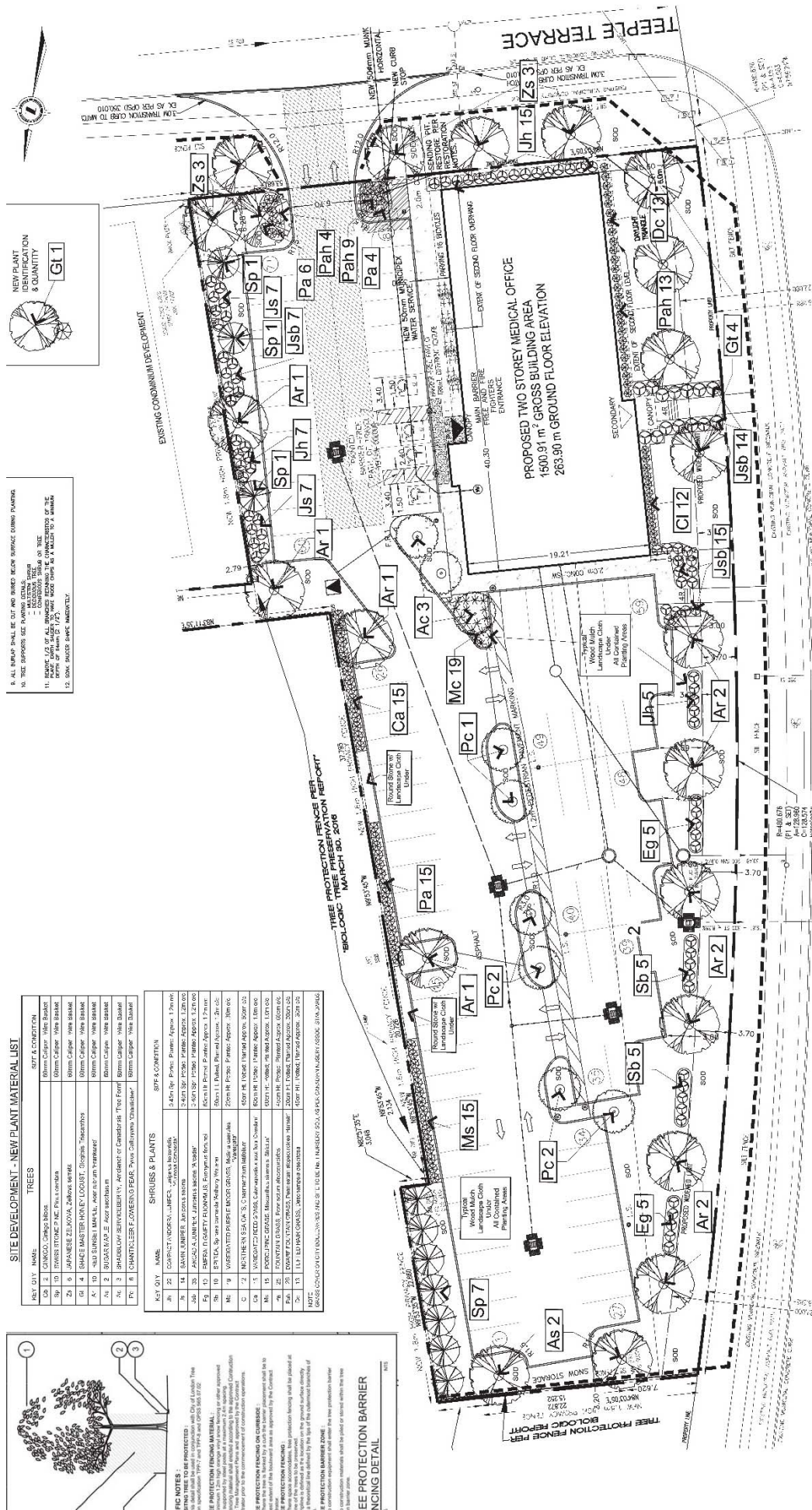








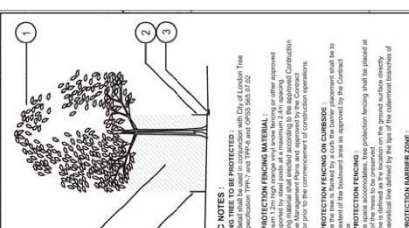
**PROPOSED LANDSCAPE PLAN**



8. ALL SHRUBS SHALL BE CUT AND BURNED BEFORE SURFACE DRAINAGE PLANNING.  
 9. TREE SPACING SEE PLAN FOR MULTIPLE TREE PLANTING.  
 10. TREE SPACING SEE PLAN FOR MULTIPLE TREE PLANTING.  
 11. BIRCHES, SP. 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**SITE DEVELOPMENT - NEW PLANT MATERIAL LIST**

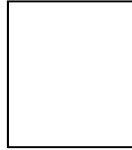
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Sp 7	SPRING BLOSSOM	Tree	10m	10m
Sp 8	SPRING BLOSSOM	Tree	10m	10m
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Sp 10	SPRING BLOSSOM	Tree	10m	10m
Sp 11	SPRING BLOSSOM	Tree	10m	10m
Sp 12	SPRING BLOSSOM	Tree	10m	10m
Sp 13	SPRING BLOSSOM	Tree	10m	10m
Sp 14	SPRING BLOSSOM	Tree	10m	10m
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Sp 98	SPRING BLOSSOM	Tree	10m	10m
Sp 99	SPRING BLOSSOM	Tree	10m	10m
Sp 100	SPRING BLOSSOM	Tree	10m	10m



**TREE PROTECTION BARRIER**  
**ING DETAIL**

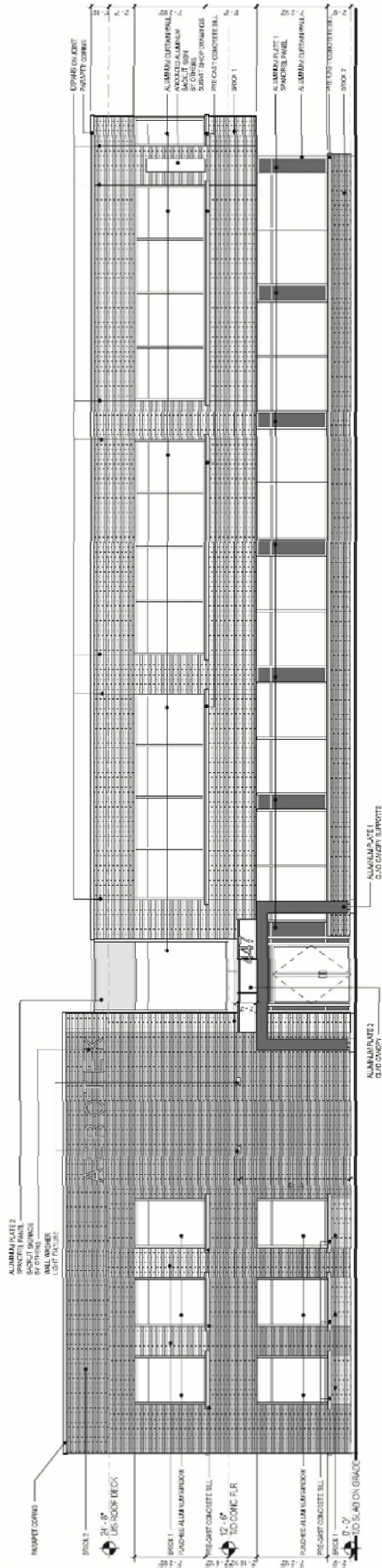
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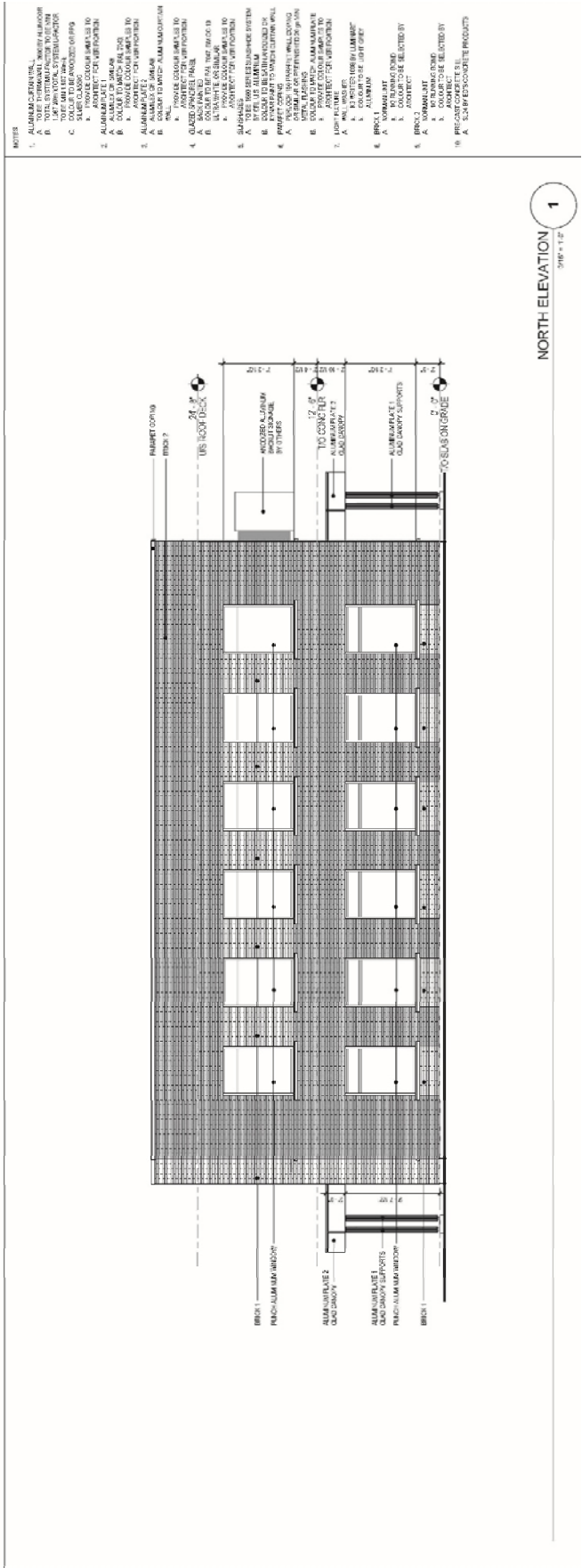


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**PROPOSED BUILDING ELEVATION – NORTH AND WEST**



WEST ELEVATION  
SHEET # 107 2



NORTH ELEVATION  
SHEET # 108 1



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**File No: SPA17-031**

**APPLICATION DETAILS**

<b>Date Application Accepted:</b> August 1, 2017	<b>Agent:</b> Zelinka Priamo Ltd.
<b>REQUESTED ACTION: Approval a Site Plan Control for a two-storey medical office</b>	

<b>SITE CHARACTERISTICS:</b>
<ul style="list-style-type: none"> <li>• <b>Current Land Use</b> – vacant</li> <li>- <b>Frontage</b> – Teeple Terrace – approx. 53 m</li> <li>• <b>Depth</b> – north-south - approx. 130 m</li> <li>• <b>Area</b> – 5512 m<sup>2</sup></li> <li>• <b>Shape</b> – Irregular</li> </ul>

<b>SURROUNDING LAND USES:</b>
<ul style="list-style-type: none"> <li>• <b>North</b> – Open Space - ‘Wonderland Road Park’</li> <li>• <b>South</b> – Commercial Shopping</li> <li>• <b>East</b> – Multi-Family Residential + Single Detached Residential</li> <li>• <b>West</b> – Multi-Family Residential</li> </ul>

<b>OFFICIAL PLAN DESIGNATION:</b> Multi Family, Medium Density Residential
<b>EXISTING ZONING:</b> RO2(30)

**BACKGROUND**

A Zoning By-law amendment application was submitted to the City of London in August 2013, by 2376563 Ontario Inc. The applicant requested an amendment to the Z.-1 Zoning By-law to facilitate the development of a Medical/Dental Office on the subject lands.

On March 25, 2014, a report to the Planning and Environment Committee recommended approval of a Zoning By-law amendment for the subject lands, permitting a land use change from an Open Space (OS1) Zone to a Holding Restricted Office Special Provision (h-5\*h-64\*RO2(\_)) Zone. City Council referred the application back to Staff for further considerations.

On April 16, 2014, the applicant appealed to the Ontario Municipal Board (OMB) on the basis of non-decision by Council within 120-days.

On August 26, 2014, Staff brought a report forward to the Planning and Environment Committee recommending approval of a Zoning By-law amendment to permit a modified form of development requiring a 6-metre landscaped buffer on the property line abutting residential uses to the east. This was provided as a means to address concerns raised by abutting neighbours. The recommendation also added additional site-specific items for the Site Plan Approval Authority to consider as well as holding provisions requiring a public site plan meeting and a holding provision to address ground water concerns.

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Council agreed with Staff’s recommendation and on September 2, 2014 advised the OMB that the recommend zoning be amended as per the Staff report dated August 26, 2014. The OMB hearing was held on February 3, 2015.

On March 5, 2015 the Ontario Municipal Board rendered its decision and allowed the appeal. Further, the Board opted to withhold the order pending the parties advising the Board that the Site Plan Approval process has been completed.

The Board also concluded that the City would be in a better position to determine whether a public site plan meeting should be conducted. On June 26, 2017 Council requested that the Site Plan Control Approval Authority host a public participation meeting before the Planning and Environment Committee.

<b>PUBLIC LIAISON:</b>	<p>On May 10<sup>th</sup>, 2017, letters were sent out to area property owners within 120 metre radius advising of a site plan application and Public Site Plan Meeting for this property.</p> <p>On May 18<sup>th</sup>, 2017 Notice of the Public Meeting was published in the Londoner.</p> <p>On October 24<sup>th</sup>, 2017, letters were sent out to area property owners within 120 metre radius advising of a site plan application and Public Site Plan Meeting for this property.</p> <p>On November 2<sup>nd</sup>, 2017 Notice of the Public Meeting was published in the Londoner.</p>	<p>Four on behalf of about twenty Five</p>
<b>Nature of Liaison:</b>		
<p>Consideration for a site plan to permit a two storey medical/dental office at the northeast corner of Wonderland Road South and Teeple Terrace. Council has requested a public participation meeting before the Planning and Environmental Committee with respect to the application for site plan approval for the development.</p>		
<b>Summary of Responses:</b>		
<ul style="list-style-type: none"> <li>• Privacy for existing residences to the east</li> <li>• Increased traffic and potential impacts on Teeple Terrace.</li> <li>• Lighting of the parking area, particularly outside of office hours.</li> <li>• Illuminated signage proposed on the east</li> <li>• Erosion concerns over the grading of the property.</li> <li>• Email responses and letter submitted enclosed as “Appendix A”</li> </ul>		

<b>ANALYSIS</b>
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**Description of the Site Plan**

The proposed site plan provides for a building located in the south-west corner of the subject site. The building is proposed as two storeys with a total gross floor area of 1501m<sup>2</sup> An entrance on Wonderland Road as well as from the parking area on the east side of the building. The parking area has 81 parking spaces and 16 bicycle parking spaces, located on the east side of the building. The parking area is elevated relative to the sidewalk on Wonderland by approximately 90 cm. A walkway with four stairs is proposed along the north side of the building providing pedestrian access from Wonderland as well as an accessible sidewalk proposed along the east side of the building connecting to Teeple Terrace. Two LTC bus stops are located in close proximity to the site; one just east of the proposed access on Teeple Terrace and another at the southeast corner of Wonderland Road S and Teeple Terrace.

Privacy fencing (1.8 m in height) is proposed along the east side of the property. Plant materials



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are proposed throughout the parking area, generally in accordance with the Site Plan Design Manual as well as along Wonderland Road and Teeple Terrace.

**Zoning By-law**

The site is zoned Restricted Office (RO2(30)). Uses permitted include Clinics, Medical/dental Offices, Medical/dental Laboratories and Offices. This Zone provides for and regulates new office uses outside of the Downtown area in small-scale office buildings primarily in areas designated Multi-Family Medium Density or High Density Residential. The range of office uses and secondary uses which are provided for in the Official Plan have been differentiated on the basis of function, intensity and potential impacts.

The drawings submitted indicate that the intended users are a medical/dental office. Medical/dental offices requiring parking at a rate of 1 parking space per 15m<sup>2</sup> of gross floor area. The special provision permit 85 spaces or parking based on individual rates whichever is less. Special provisional also permit 0 m yard setbacks along both Wonderland Road South and Teeple Terrace, and further limit the height of the proposed building to 9 metres.

**Official Plan**

The subject site is designated Multi-Family, Medium Density Residential. In accordance with Section 3.3. of the City’s Official Plan, the designation permits a range of housing forms, including townhouses, cluster houses and apartment buildings up to four (4) storeys in height, as well as a range of secondary uses, including small scale office developments. Small scale office developments are permitted subject to location and compatibility criteria found in s. 3.6.

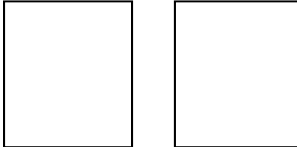
The location criteria requires office developments to be located on an arterial or primary collector road, and permits this type of development in established neighbourhoods only where the residential amenity of properties fronting onto the arterial or primary collector road has been substantially reduced (s. 3.6.8(i)). The proposed development’s location on Wonderland Road meets the criteria, as Wonderland Road experiences high traffic volumes and related traffic noise with few residential properties fronting directly onto the roadway.

The compatibility criteria found in 3.6.8(ii) and (iii) consider buffering, scale, and appearance of the proposed development. The office building is proposed at the south west corner of the site, thereby maximizing the setback from the adjacent residential properties on Old Wonderland Road, and also acting a partial visual and noise screen from traffic along Wonderland Road. The proposed site plan contemplates landscape areas, privacy fencing, and appropriate building setbacks to protect the amenity of the adjacent residential properties. In particular, the site plan provides a landscape strip along the easterly property line ranging in width from 3.0 m to 5.0 m. The site plan also provides a 1.8 m privacy fence, and large deciduous trees along the said property line.

**London Plan**

The London Plan identifies the subject lands as being with the “Neighbourhood” Place Type. The “Neighbourhood” Place Type is intended to provide for a mix of low rise residential uses, which aim to establish attractive streetscapes, buildings, and public spaces. It is intended to provide easy access to daily goods and services within walking distance and employment opportunities close to residential areas. In addition to providing for a range of residential uses, it is further a goal of the London Plan to allow for an appropriate range of retail, service and office uses within neighbourhoods.

The site plan provides for a building intended for medical/dental offices. The range of retail, service and office uses that may be permitted in Neighbourhood Place Type will only be permitted if they are appropriate and compatible within a neighbourhood context. The subject lands are located at the intersection of Urban Thoroughfare and Neighbourhood Connector. The surrounding uses are characterized by a mix of low and medium density residential uses with rear and side lot configuration, along the west side of Wonderland Road (west of the site), commercial uses to the south of the site, and a mix of medium and low density residential uses to the east of the subject lands, interior to the Neighbourhood Place Type. The aforementioned screening and



**E. Conway**  
**File No: SPA17-031**

buffering, which is noteworthy along the easterly portion of the site, provides for a site plan which is appropriate and compatible with surrounding uses.

**Public Comments**

On October 24, 2017 notice of the site plan public meeting was mailed to area residents. Further, a notice of the public meeting was published on November 2, 2017 in the Londoner. Staff received responses from four (4) residents. One of which was acting on behalf of Condominium Corporation of approximately 25 additional residents. The primary concerns raised by the public included the following:

- Privacy for existing residences to the east,
- Increased traffic and potential impacts on Teeple Terrace,
- Lighting of the parking area, particularly outside of office hours,
- Illuminated signage proposed on the east,
- Erosion concerns over the grading of the property, and
- General site plan matters and questions including garbage and loading.

With respect to the matters above, the applicant has provided a 1.8m privacy fence along the easterly and northerly lot lines. Setbacks from adjacent parking areas/spaces range from 1.5 metres to 4.7 metres. The building is approximately 20 metres from the adjacent residential uses.

The applicant, as part of this application, is required to construct a turn lane on Teeple Terrace to accommodate stacking for two (2) vehicles into the site.

The applicant has submitted a Photometric plan, as part of the Site Plan Control Application. Staff require a minor adjustment to the plan, being the relocating of a lighting standard. Otherwise, the plan is acceptable. In addition, staff have requested that the illuminated building signage on the east elevation be removed.

The applicant has provided a grading plan and servicing plan. The site is to be graded and serviced in a manner which does not impact abutting uses.

Lastly, loading for an office building in the Restricted Office (RO) zone is not required. Garbage pick-up will occur on a weekly basis, with the tenants bringing their own garbage to the curb for municipal pick-up.

**Outstanding Site Plan Control Matters**

On November 7, 2017 staff provided comments to the applicant, with respect their second submission for Site Plan Control Approval. The full set of comments are provided in “Appendix B” to this report. Below is a summary of main outstanding matters:

- Provide a noise study for any roof-top mechanical equipment to determine appropriate buffering from abutting residences.
- Provide a current tree preservation report for all plant materials within 3 m of proposed development.
- Relocate snow storage area to the west side of the parking area, rather than on the slope leading to the Open space area to the north.
- Revise the proposed parking lot lighting to be on the west side of the north-west drive aisle (opposite the abutting residences) and ensure all drawings match.
- Relocate plant materials proposed along west side of parking area out of the proposed swale and increase the number of shrubs and low plant materials along the Wonderland Road frontage to adequately buffer the elevated parking area.
- Revise the parking lot island to have understory plantings rather than sod.
- Reinstate the spandrel panels/glazing that was previously proposed (north of the entrance) on the two storey brick portion. The spandrel panels that were proposed between the windows on the first and second story and below the first storey windows helped to break up

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**E. Conway**  
**File No: SPA17-031**

the massing of the two story brick portion of the building (see attached). Alternatively, explore opportunities to use different materials or brick colours to break up the massing.

- Remove the proposed exterior signage from the east side of the building.

Technical Revisions to the Traffic Management Plan, Site Servicing Plan, Grading Plan, External Line Painting Plan

A development agreement is required to address the outstanding matters noted above, and any additional issues that are directed to Staff by Municipal Council. The development agreement, incorporating the site plan, landscape plans, site engineering plans, external works plans, and building elevations is required to implement the approved plans and remove the holding provision. Special provisions within the agreement will address any other outstanding issues pertaining specifically to this site.

The Owner must provide the necessary security at the time of executing the agreement to ensure all surface works are completed in accordance with the approved plans.

Once the development agreement is finalized in accordance with relevant provisions of the Site Plan Control Area By-law, a report will be brought forward to a future PEC meeting, recommending removal of the holding provision.

<b>CONCLUSION</b>
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The proposed site plan has been reviewed and is in general conformity to the Official Plan and London Plan policies, Zoning By-law and Site Plan Control Area By-Law regulations. Revisions to the proposed drawings are expected as summarized in the above section.

<b>PREPARED BY:</b>	<b>RECOMMENDED BY:</b>
<b>ERIC CONWAY LANDSCAPE PLANNER</b>	<b>MICHAEL PEASE, MCIP RPP MANAGER, DEVELOPMENT PLANNING</b>
<b>CONCURRED IN BY:</b>	<b>SUBMITTED BY:</b>
<b>PAUL YEOMAN, RPP PLE DIRECTOR, DEVELOPMENT SERVICES</b>	<b>GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES &amp; CHIEF BUILDING OFFICIAL</b>

c: 2376563 Ontario Inc. c/o Zelinka Priamo Ltd.  
318 Wellington Road  
London ON N6C 4P4

Y:\Shared\DEVELOPMENT SERVICES\Site Plan.Section\2017 Compiled Site Plan Files\Old Wonderland Road 447 (EC)\PEC



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**E. Conway**  
**File No: SPA17-031**

**Appendix 'A'**

**Responses to Public Liaison Letter and Publication in "The Londoner"**

M. Reid  
440 Wonderland Road

*Below is a summary of a number of emails and phone calls with M. Reid.*

Concerns with privacy and proposed fencing,  
Concerns raised over on site lighting and evening lighting.  
Concerns over the placement of signage on the east side of the building.

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**E. Conway**  
**File No: SPA17-031**

June 6 2017

James & Joy Currie  
430 Old Wonderland Road, London.

We have reviewed the proposed site plan for the subject property and have several concerns that should receive further attention. The site plan shows no area for garbage storage and no service road or areas for garbage trucks or large delivery vehicles.

Parking is so tight that a large vehicle will not be able to enter or leave the property safely. If service vehicles have to back up to loading areas and have a sounding device when backing up - there is no sound barriers between the subject property and the adjoining private homes. We have lived in a quiet environment for many years and trust the developer will install barriers so that we are not subject of noise pollution or parking lot light pollution at night .

The elevation of the proposed development suggests that the adjoining private homes will have a view of the rooftop heating and cooling systems for the building and the noise associated with such equipment. The revised site plan includes a buffer of about 5feet from the property line and we have suggested 18 feet would be more appropriate. The developer has stated that this building will be the gateway to our community. We hope they will consider the concerns of our community in the final plans for their development.

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**E. Conway**  
**File No: SPA17-031**

June 1, 2017

To Eric Conway,

I am the President for Middlesex Standard Condominium Corporation # 502, 525 Teeple Terrace in London. Our Condominium Complex is adjacent to the proposed Site Plan. I also represent the five owners of this Condominium Corporation.

I'm writing to express our dissatisfaction with the site plan as presented in the Notice of Application.

As a group, we of Condo Corp # 502, have expressed our need for a proper 'sound attenuation fence' as described in the memo sent to the chair & members of the planning & environment committee on August 26th, 2014, from John Fleming.

We have always assumed that this at least would be one solution offered to us as a noise prevention measure to ensure some relief from the traffic noise from Wonderland Rd.

I ask that this much needed fence be reinstated as it is a feature we feel was never in doubt throughout this whole process.

David Rutherford  
President  
Middlesex Standard Condominium Corporation #502  
1- 525 Teeple Terrace,



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**E. Conway**  
**File No: SPA17-031**

June 7, 2017

To Eric Conway.

Further to my Email sent to you on June 1, 2017 stating our Condominiums Corporations concerns regarding the proposed Notice of Application for the Site Plan Application.

After further consideration I think that it is important, that I point out a number of major concerns, that should be addressed regarding this proposed building.

**Lighting** – as per the plan I believe that there are a number of light standards that are positioned across the parking area. I am assuming that they will be left burning from dawn until dusk for visibility and security reasons. I assume that the architects have taken into consideration of its residential neighbours that are facing directly into these lights. Will these lights, which are generally very bright (especially LED) interfere with the sleep and well being of the residents that are near by?

**Signage** - that is shown on the upper southeast side of the building is directly pointing into our condominium complex, thus interfering with the natural light of the evening sky. Families should have the right to sit out in there back yards without being subjected to this unwanted light.

**Sound generation** –such as air conditioning and heating units could be a concern, especially if the units are mounted on the roof. Additionally delivery trucks and garbage trucks backing up with there annoying reverse beeping signals are noises that are not generally in a residential neighbourhood.

**Privacy**- With only a chain link fence, the residents of this condo complex will be looking right into the windows of this medical building and visa versa. This will become a problem for the residents facing the building.

**Erosion** – unless I have read the plans wrong, there are no retaining walls constructed on the property. We are considerably higher then the proposed elevation and will the town guarantee that our land will not suffer any affects of erosion of any manner, as a result of this proposed plan.

**Location of Waste Receptacle** – Where is the location of the waste receptacles? What would be the proximity to the residential unit? In the summer time especially, odours should be a prime consideration since there is medical waste.

**Traffic** - I have been told that a traffic study was done in the area a number of years ago, On a good day congestion at Teeple and Wonderland exists because of the volume of traffic that it receives. The plaza and the bus route, along with the addition traffic from this proposed development, will cause congestion.

**Pedestrian traffic** - What is stopping this developer from connecting a pathway from Old Wonderland to his property on this site after the medical building has been erected ? Our concerns are with the parking of cars along Old wonderland and the garbage that comes with pedestrian traffic (possibly using this as a shortcut down to Wonderland Road.)

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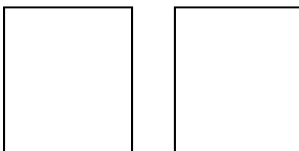
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**E. Conway**  
**File No: SPA17-031**

Please combine this with our previous submission to you on June 1<sup>st</sup> 2017 by Email, regarding the need for a proper “sound attenuation fence” as described in the memo sent to the chair & members of the planning & environmental committee on August 26<sup>th</sup>, 2014, from John Fleming.

Thank you.

Dave Rutherford  
President  
MSCC # 502  
1-525 Teeple Terrace  
London ON N6K 4Y1



**E. Conway**  
**File No: SPA17-031**

November 7, 2017

To: Eric Conway

Re: 447 Old Wonderland Road, (555 Teeple Terrace) file SPA17-031

As previously stated I am the President for Middlesex Standard Condominium Corporation # 502 located at 525 Teeple Terrace which is adjacent to the proposed Revised Site Plan.

Further to my E-mails sent to you on June 1<sup>st</sup> and 7<sup>th</sup> ...some further concerns have become evident that will affect our complex.

#### Privacy

The proposed fence is not tall enough to block out the view of the building and ensure that patient and staff on the second floor could look right into the back yards and windows of the condo owners thus affecting their personal privacy.

Perhaps a solution to this would require the developer to install frosted windows across the second floor so that the privacy could be maintained.

#### Lighting

The glare of light from the parking lot would be evident from their light standards. Perhaps baffles should be put on any standard that stands near the property line so light is forced forward and not into neighbouring yards.

I would also advocate that timers could control the number of light standards that would be left on during none business hours thus reducing the amount of intrusive light into the neighbouring properties.

#### Fencing

With a total height of at least 8ft. or more the fence would help to reduce light infiltration and ensure some noise reduction.

This fence that the developer has proposed will not adequately deal with the noise of roof top heating and air conditioning units as it is not a SOUND ATTENUATION FENCE.

Perhaps the heating/cooling equipment could be screened from neighbours view and built with sound attenuation materials. This would be in addition to the sound attenuation fencing of course.

#### Signage

Discreet unlit sign can be on Teeple Terrace to mark the entrance , but anything larger and lit must be situated on the Wonderland Road side of the building.



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**E. Conway**  
**File No: SPA17-031**

There can't be any signage lit or otherwise on the east side of the building facing the condominium residents.

The entrance sign on Teeple Terrace can't obstruct the line of view to oncoming traffic in either direction.

I trust these concerns will be addressed.

Yours truly,  
David Rutherford  
President  
Middlesex Standard Condomium Corporation 502  
1-525 Teeple Terrace  
London, ON

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**E. Conway**  
**File No: SPA17-031**

June 6 2017

Eric Conway,  
Landscape Planner in Development Services,  
6th Floor, City Hall  
London, Ontario

Dear Eric

Re: 447 Old Wonderland Rd, file SPA17-031

I wish to express my concerns regarding the Site Plan Application at the subject address.

**Privacy**

Privacy is a major concern and this Plan falls completely short of what our community has demanded from the beginning. If we read the Plan correctly, I and my neighbours are getting no fence and the only buffer is a 1.5m strip of grass. Without a fence our properties are open to anyone cutting through between Wonderland and Old Wonderland Rds. Without a fence snow will be piled along this narrow buffer and spill into our yards. The applicant must provide an 8 foot high sound attenuation fence along the entire east side of the subject property (6 feet high will not be effective especially for the condominium residents) and a landscaped buffer 6m deep. The applicant cut down several trees along the east property line in December 2015 and March 2016. The stumps were left alone. These stumps must not be disturbed as doing so will damage the roots of nearby trees on neighbouring properties. This is another reason for requiring a deeper buffer.

**Light**

Security lighting must include shielding to deflect the light downwards and not spill into the back yards of residences.

**Garbage**

A building this size will generate considerable garbage. The Plan gives no indication where garbage bins will be located. I am concerned about smell, vermin and noise of garbage trucks entering, loading and leaving.

**Loading Dock**

The Plan does not indicate a loading area for trucks to make deliveries. There should be a designated area for trucks *with enough space to turn around and exit* without having to backup onto Teeple Terrace. Trucks should not be allowed to park on Teeple Terrace to make deliveries as the location is too close to a very busy intersection.

**Erosion**

The grading of the land, because of its location on a hill, is bound to cause erosion unless there is adequate retaining walls. There is no indication of retaining walls in the Plan.

**Environment**

There is an obvious seepage zone at the north end of the subject property. Has an environmental assessment of this been done?

**Traffic**

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**E. Conway**  
**File No: SPA17-031**

Every day I experience concerns about the traffic at the intersection of Teeple Terrace and Wonderland Rd. Despite widening in 2012, it is still not wide enough for city buses to turn without going over the curb. At times traffic gets backed up at the intersection. This will be an increased concern with traffic flowing in and out of the subject property.

**Building**

The proposed building looks like a 1962 elementary school cheaply built. It looks cheap and is not appealing to the eye. Four years ago the applicant talked of enhancing the entrance to Berkshire Village. The natural woodlot looked much more appealing and interesting. If the community must have a building on this property, at least make it something that will truly enhance our neighbourhood.

**Address**

Access to the property will be off Teeple Terrace and the city must change the address of this property to reflect this. Otherwise people using GPS to locate the facility will be driving up and down Old Wonderland Rd looking in vain for the entrance while increasing the traffic flow on our cul-de-sac.

**Narrow Strip**

My neighbour has expressed an interest in buying the narrow strip of land next to her property. I hope this happens as it makes much more sense for that strip to be part of her property. If the applicant is unwilling to sell it, the city should ensure that pedestrian and vehicular traffic is never allowed on that strip so that the subject property has no access to Old Wonderland Rd. Access must only be allowed from Teeple Terrace.

This development will have a major effect on my enjoyment of my property and the neighbourhood. It is important that the City ensure that this development takes into account the taxpayers who live in this community.

Sincerely,  
David Hall

439 Old Wonderland Road.

Submitted on June 7, 2017 by The Undersigned Members of the Old Wonderland & Area Community Association:

- Barbara Cecchin
- Carlo Cecchin
- Jim Currie
- Joy Currie
- David Hall
- Sara Hall
- Ann Henderson
- Ted Henderson
- Weisje Henderson
- David Rutherford
- Trish Sargeant
- Vivian Scott
- Ralph Thomas
- Vickie Thomas
- Maureen Tucker
- Ron Tucker
- Mary Read
- Norm Reid

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**E. Conway**  
**File No: SPA17-031**

November 8 2017

Dear Eric

Re: 447 Old Wonderland Rd, (555 Teeple Terrace) file SPA17-031

I wish to express my concerns regarding the Site Plan Application (Revised) at the subject address. There have apparently been few changes to this Site Plan from the one submitted this past spring. I trust that the responses submitted at that time by myself and the community will continue to be considered. I wish now to respond mainly to concerns arising out of the revised Site Plan and reinforce some previous concerns.

**Privacy**

A privacy fence of unspecified material and 1.8m in height has been added to the plan. This is an improvement *but as I stated in the spring, I feel that the applicant must provide an at least 8 foot high sound attenuation fence along the entire east side of the subject property* (6 feet high will not be effective especially for the condominium residents). The level of noise from Wonderland Road traffic had already noticeably increased when the applicant semi-levelled the land. Now the city's expressed plans to widen Wonderland Road in the near future is an acknowledgement of the anticipated increase in traffic and therefore even more noise. In addition, Wonderland Road is a hill ascending to the south. Traffic is extra noisy as vehicles come up the hill. Sound absorption in the fence will help to replace the absorption that was naturally provided previously. If sound absorption is not a possibility, then a brick wall, like the one on the other side of Wonderland Rd., 8 feet high, would blend the neighbourhood.

Also, a landscaped buffer 6m deep along the property line should be provided. The applicant cut down several more trees along the east property line in December 2015 and March 2016. The stumps were left alone. These stumps must not be disturbed as doing so will damage the roots of nearby mature trees (at least 60 feet high) on our neighbouring properties, including the city property to the north. I am particularly concerned about 2 stumps at the end of my property that are 5 feet from a mature 60 feet high tree. This is another reason for requiring a deeper buffer.

**Light**

Light pollution is still a concern as the parking lot lights will spill into my yard until trees have grown tall enough to block them. This will take several years. Lights on the facade of the building and in the parking lot should be dimmed between 9pm and 6am.

The photometric plan has incorrectly placed a light standard on the northeast property line. This should be corrected to agree with the placement in the other sheet marked "Site Plan".

**Garbage**

There is still no consideration for garbage collection. A medical building of this size will generate each week more than a few bags of garbage to be placed at the curb. Also, a medical building will generate bio-hazard garbage that will need special attention. There must be some accounting for garbage collection. Space must be provided for garbage bins, screening, and a turn-around for trucks.

**Loading Dock and Traffic**

The Plan still does not indicate a loading area for trucks to make deliveries. There should be a designated area for trucks *with enough space to turn around and exit*

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**E. Conway**  
**File No: SPA17-031**

without having to back up onto Teeple Terrace. Trucks should not be allowed to park on Teeple Terrace to make deliveries as the location is too close to a very busy intersection. *No Stopping at Anytime* signs should be installed along Teeple between Old Wonderland and Wonderland Roads. Also, the Transit Commission may need to re-locate the bus stop so that it is not so close to the entrance. Relocating westerly, closer to Wonderland, would not be safe. Relocating easterly would place it east of Old Wonderland in front of residential houses, also not particularly desirable.

**Grading and Erosion**

The grading of the land, because of its location on a hill, is bound to cause erosion unless there are adequate retaining walls. There is still no indication of retaining walls in the Plan. The slope behind the condos in particular is quite steep. Is this slope within recommended guidelines?

Also, the north end of the subject property abutting city land will, I believe, require a retaining wall or else a relatively large gentle slope. If I read the Grading Plan correctly, it says the property line will be 1.5 metres above the Wonderland Rd sidewalk. But currently the property line is at least 3 metres above as it rises up a hill (see 2 accompanying photos, viewing north, property line along orange and black fences approximately)

**Building**

The revised site plan does not include any changes to the building. The current plan provides for an uninteresting edifice. If the applicant wishes to promote this “development” as providing a gateway to the subdivision (gee, I always thought the woods had provided a beautiful gateway), then he should ensure that the building blends in with the neighbourhood and provides not just any gateway, but an attractive gateway. Something as simple as a more interesting roof line would detract from the boxiness of the current design.

Also, the building is too large for the number of parking spaces. Has a variance been granted? Either more parking spaces need to be provided or the building needs to be made smaller.

**Address**

The new address off Teeple Terrace is a welcome change.

**Narrow Strip**

The blocking off of the narrow strip thus avoiding access from Old Wonderland Rd. is a welcome change.

I trust my concerns will be added to those expressed in June 2017.

Sincerely,  
David Hall  
439 Old Wonderland Road.



**E. Conway**  
**File No: SPA17-031**



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**E. Conway**  
**File No: SPA17-031**

Gail Dobson

October 25 2017

Tree protection: is this just for the duration of the Construction period?  
I notice that they have a snow storage area at the end - right where there are trees being protected?  
This snow and SALT will melt and drain down hill into the trees below.  
This is detrimental to the health of the trees.

Once again, I am concerned about the back up of cars at the Wonderland and Teeple intersection.  
Cars on Teeple Ter. wait a long time for the light in order to turn left.  
They back up at least to the proposed entrance to 555 Teeple Ter.  
Therefore not allowing cars turning into 555 Teeple from the East bound lane of Teeple.  
This will result in cars backing up onto Wonderland Rd. which as you know is already very congested.  
I foresee this back up of traffic extending even further east... which is residential and making access out of their driveways difficult and subjecting them to excessive exhaust fumes.

Why can't this development have an entrance onto Wonderland Rd.?  
Due to the median, they will only be able to turn right.  
This would alleviate the amount of traffic backing up on Teeple Terrace.

Nov 3 2017

What is "on-road storage for 2-vehicles?"

I still feel that a right turn into the front of the building from Wonderland should be considered.  
This really doesn't slow traffic down, especially if there is a short "ramp-exit" lane to make the turn.  
Again, this will reduce the traffic turning on to Teeple Terrace.

But this will not address the issue of those on Teeple Terrace wanting to turn right onto Wonderland Road.  
With the added vehicle traffic from the 555 Teeple development, it will certainly back up the street, causing more frustration than there already is.  
The lights take a long time to turn green, resulting in cars backing up on Teeple.

I am aware of the widening of Wonderland project and have already voiced my opinion regarding this.  
However, when speaking about this development, I feel the most important consideration should be the affect it will have on the residential neighbourhood.  
The amount of traffic on Teeple Terrace has greatly increased over the years.  
Again, this is a residential street and obviously any development will increase the traffic volume even further.  
Especially when people are frustrated with the traffic volume on Wonderland Rd. They may elect to drive east instead to avoid it.

I also foresee cars now parking along Teeple Terrace... creating noise and affecting traffic flow along the street.

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**E. Conway**  
**File No: SPA17-031**

**Will this development plan on charging for parking there?** If so, then definitely, this will create an issue with cars parking on the streets.

This may seem insignificant to you, but my home, where I live and need quiet to sleep like everyone else, will be affected by this development. I should not (nor anyone else on Teeple Terrace) be put into this situation for the benefit of a developer.

What are you doing to compensate for these issues that will arise?

I would like to call you but I am extremely busy right now and hope that you can answer a few more of my questions, before I call you.

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**E. Conway**  
**File No: SPA17-031**

November 7, 2017

To: Eric Conway

Re: 447 Old Wonderland Road, (555 Teeple Terrace) file SPA17-031

As previously stated I am the President for Middlesex Standard Condominium Corporation # 502 located at 525 Teeple Terrace which is adjacent to the proposed Revised Site Plan.

Further to my E-mails sent to you on June 1<sup>st</sup> and 7<sup>th</sup> ...some further concerns have become evident that will affect our complex.

#### Privacy

The proposed fence is not tall enough to block out the view of the building and ensure that patient and staff on the second floor could look right into the back yards and windows of the condo owners thus affecting their personal privacy.

Perhaps a solution to this would require the developer to install frosted windows across the second floor so that the privacy could be maintained.

#### Lighting

The glare of light from the parking lot would be evident from their light standards. Perhaps baffles should be put on any standard that stands near the property line so light is forced forward and not into neighbouring yards.

I would also advocate that timers could control the number of light standards that would be left on during none business hours thus reducing the amount of intrusive light into the neighbouring properties.

#### Fencing

With a total height of at least 8ft. or more the fence would help to reduce light infiltration and ensure some noise reduction.

This fence that the developer has proposed will not adequately deal with the noise of roof top heating and air conditioning units as it is not a SOUND ATTENUATION FENCE.

Perhaps the heating/cooling equipment could be screened from neighbours view and built with sound attenuation materials. This would be in addition to the sound attenuation fencing of course.

#### Signage

Discreet unlit sign can be on Teeple Terrace to mark the entrance , but anything larger and lit must be situated on the Wonderland Road side of the building.

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**E. Conway**  
**File No: SPA17-031**

There can't be any signage lit or otherwise on the east side of the building facing the condominium residents.

The entrance sign on Teeple Terrace can't obstruct the line of view to oncoming traffic in either direction.

I trust these concerns will be addressed.

Yours truly,  
David Rutherford  
President  
Middlesex Standard Condomium Corporation 502  
1-525 Teeple Terrace



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**E. Conway**  
**File No: SPA17-031**

**Appendix 'B'**  
**Second Submission Staff Comments**

The following comments were prepared by staff and provided to the applicant on November 7, 2017 as a response to their second submission for Site Plan Control Approval:

**1.0      General Application Comments**

- 1) Refer to conditions of SP Control Approval dated June 14 2017. Public meeting is scheduled for November 20 2017 to satisfy condition 1.
- 2) Provide a reference plan for the road widening dedication along Wonderland Road South (22 m from centre-line) as well as the 6 x 6 m corner sight triangle at the intersection of Wonderland Road South and Teeple Terrace.
- 3) Provide an appraisal by an AACI member to determine the value of the land to determine the appropriate value of cash-in-lieu of Parkland dedication.
- 4) Provide a noise study for any roof-top mechanical equipment to determine appropriate buffering from abutting residences.
- 5) Provide a current tree preservation report for all plant materials within 3 m of proposed development.
- 6) Add file number (SPA17-031 to all drawings as well as the current and proposed address. Address change will be confirmed when the development agreement is executed by the City.

**2.0      Site Plan & Landscape Comments**

- 1) See green-line site plan, green-line landscape plan and copy of approved by-law amendment.
- 2) Add the complete zone code to the site data table (RO2(30)).
- 3) Add a detail for proposed fencing and add the fencing to the legend.
- 4) Relocate snow storage area to the west side of the parking area, rather than on the slop leading to the Open space area to the north.
- 5) Specify the locations of all external sign locations or add notes to the plan that no signs (other than those illustrated on the elevations) are proposed. If external signed is proposed, include proposed elevations and ensure the design is sensitive to abutting land uses.
- 6) Revise the proposed parking lot lighting to be on the west side of the north-west drive aisle (opposite the abutting residences) and ensure all drawings match.
- 7) Relocate plant materials proposed along west side of parking area out of the proposed swale and increase the number of shrubs and low plant materials along the Wonderland Road frontage to adequately buffer the elevated parking area.
- 8) Revise the parking lot island to have understory plantings rather than sod.
- 9) Remove tree protection fencing detail from the site plan.
- 10) See OBC checklist. Add OBC matrix to the site plan.
- 11) Add figures 7.1-7.5 from the SPCABL to the site plan or separate details sheet.
- 12) Include a detail for tactile mats and illustrate the location/
- 13) Ensure that there is adequate room between the building and proposed bicycle racks for all stall to be used.

**3.0      Building Design Comments**

- 1) See green-line elevation drawing (east/north) only.
- 2) Reinstate the spandrel panels/glazing that was previously proposed (north of the entrance) on the two storey brick portion. The spandrel panels that were proposed between the windows on the first and second story and below the first storey windows helped to break up the massing of the two story brick portion of the building (see attached). Alternatively, explore opportunities to use different materials or brick colours to break up the massing.
- 3) Remove the proposed exterior signage from the east side of the building.
- 4) Specify privacy film for the second story windows on the north and east sides of the

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- building.
- 5) Add metric dimensions to the elevations. Height is measured to the highest parapet. Dimension the building height to the highest parapet on all elevations.

#### **4.0 Engineering Comments**

See redline engineering plans.

Transportation:

- 1) The Traffic Management Plan has been reviewed and the following comment provided:
  - Provide notification to EMS & LTC. It may be necessary for LTC to detour buses if the northbound right-turn cannot be made.
  - Confirm that no travel lane closures will occur on Wonderland Road.
  - Provide pedestrian detour route due to sidewalk closures.
  
- 2) The Roadway Lighting and Traffic Control Division has provided the following comments with regard to the required traffic signal pole relocations and associated signal work. Regarding the traffic signal relocations, the required signal work is reasonably substantial as it involves the 2 poles and unfortunately an electrical hand hole that will require relocating.

The developer would be required to engage a City of London approved Signal Design Consultant to provide all the necessary design / construction drawings and tender documents detailing how the signal poles need to be relocated and reconnected into the existing traffic signal infrastructure. These design drawings would then have to be approved by the City Traffic Signal Division. A breakdown of the anticipated work is listed below:

- Provide temporary traffic signal poles outside of the construction area that include maintaining existing street lighting levels.
- Removal of the existing signal infrastructure, curb and sidewalk
- Construct the new traffic signal infrastructure at the new grades with new poles located to accommodate current AODA requirements.
- Restore the sidewalk with appropriate curb ramps and tactile plates.
- Place new pavement markings for the east leg crosswalk alignment (and potentially the south leg) as necessary
- Remove temporary signal equipment and restore

Impacting a major hand hole would usually trigger the requirement of a new under pavement road crossing to assist with the relocation, but we are fortunate at this location that there was a new un-used road crossing installed in 2012 that can be utilized. We would however have to link the new and the existing underground systems so we can connect the wiring.

Note: The pavement marking drawing has been reviewed and accepted.

Servicing:

- 1) Re-use of the existing sanitary and storm PDC will be dependent on approval by the City's Customer Relations and Compliance Division; the owner will be required to provide a video inspection of the PDC's for their review. Approval from the City's Customer Relations and Compliance Division is required prior to the acceptance of the engineering plans.
- 2) Provide fire flow calculations for the proposed building, the Water Operations Divisions should be consulted to confirm available pressures and flows at the watermain.

While the proposed site plan implements Official Plan policies, Zoning regulations, and Site Plan guidelines, some further revisions to the site plan drawings are needed to implement requirements of the Site Plan Control Area By-Law, including the following:

- Minor revisions to the Site Servicing Plan to ensure the site is properly serviced to

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- City of London standards.
- Minor revisions to the Grading Plan to ensure the overland flow of water is appropriate to City of London standards.
  - Minor revisions to the External Line Painting Plan to ensure proper flow of traffic to City of London standards.